



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

45AB 021682



BEFORE THE NOTARY PUBLIC  
AT BIDHANNAGAR  
DIST.-NORTH 24 PARGANAS

Form - A

[See rule 3(2)]

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of **SRI ALOKE KUMAR DAS**, (PAN-AFIPD6357G) son of Late. Anil Das, religion - Hindu, nationality - Indian, occupation - Service, residing at Swagatam, 1201/A Banomali Paul Road, Chandannadar, Hooghly, Pin - 712136, duly authorized by the promoter "AROKYA NIWAS PRIVATE LIMITED (CIN: U70102WB2013PTC195383) / (PAN NO. AALCA7871M)" registered office at Godrej Genesis Building, 2<sup>nd</sup> Floor, Block EP & GP, Sec V, Salt Lake, Kolkata 700091, of the proposed project, vide its authorization date 23<sup>rd</sup> February, 2015.

I, **SRI ALOKE KUMAR DAS**, (PAN-AFIPD6357G) duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

S. CHAUDHURI  
★ NOTARY ★  
GOVT. OF INDIA  
Regn. No.-6584/08  
Bidhannagar Court  
Dist.-North 24 Pgs.

Aroky Niwas Private Limited

*[Signature]*  
Authorised Signatory

26 AUG 2020

1. That the Promoter has a legal title to the land on which the development of the project is proposed.

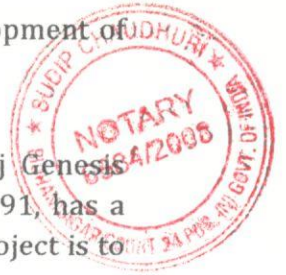
Or

**AROKYA NIWAS PRIVATE LIMITED**, registered office at Godrej Genesis Building, 2<sup>nd</sup> Floor, Block EP & GP, Sec V, Salt Lake, Kolkata 700091, has a legal title to the land on which the development of the proposed project is to be carried out.

**AND**

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me / promoter is **30<sup>th</sup> September 2021**.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in ,Practice that the withdrawal is in proportion to the percentage of completion of the project that I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.



*S. CHAUDHURI*  
 ★ NOTARY ★  
 GOVT. OF INDIA  
 Regn. No.-8584/08  
 Bidhannagar Court  
 Dist.-North 24 Pgs.

Arokye Niwas Private Limited

*Shankar Kumar Das*

Authorised Signatory

**26 AUG 2020**

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / promoter shall not discriminate against any allotment at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Arokya Niwas Private Limited

*Shake Kumar Das*  
Authorised Signatory  
Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at 26<sup>th</sup> on this 26<sup>th</sup> day of Aug 2020

Arokya Niwas Private Limited

*Shake Kumar Das*  
Authorised Signatory  
Deponent

*S. Chaudhuri*  
S. CHAUDHURI  
\*NOTARY\*  
GOVT. OF INDIA  
Regn. No.-6584/08  
Bidhannagar Court  
Dist.-North 24 Pgs.

26 AUG 2020

Identified By Me

*Manoj Basu*

ADVOCATE

MANOJ BASU  
Advocate

Enrolment No.-F-247/2008  
Bidhan Nagar Court  
Kolkata-700091